Educ PH (194 ) Department

MS SERIES.

G.O. No. 2064 PH

6

Dated 17-5-1941

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## [Despatch Abstract.]

Building Rules - Hospet Municipality - Building of Sannak: Durgavva - Exemption from operation of rules - Granted subject to conditions.

**DEPARTMENT.**

*Received* ..... 19 . *Registered*..... 19

8682

*Subject.*

Construction - Building D.No.11/2903 of Ukkadakeri - Sannaki Durgavva - Violation of Building rules 8 and 24 of G.O.No. 1621 P.H. dated 30-7-32 - Exemption as recommended by the Council in C.R.No.662 dated 12-12-40 - Orders of Government Solicited.

(H)

ENCLOSURES.
No. File of 4.8 pages only
Spare copies .....

H.P.No. 596-39-D1.

*Station* Hospet., *Dated the* 14-2-1941. 19

From (Name) Sri. I. Rajarao Naidu,

(Designation) Commissioner, Hospet Municipality,

Hospet.

To The Secretary to the Government of Madras,

Education and Public Health Department.
Madras.

Through The Chairman, Municipal Council, Hospet.

Sir,

I beg to submit that one Sannaki Durgavva constructed a building with a hall and two rooms measuring in the agregate 19' x 26½' on her site with the extent of 29½' x 21¼' in D.No.11/2903 of Ukkadikeri of this Municipality. Originally it was partly a pucca mud building and partly with a shed which were pulled down and built upon. Permission was refused by my predecessor as it violates building rules 8 and 24 of G.O.No. 1621 P.H. dated 30-7-32 as detailed as under;-

Forwarded.
J. 3. 41.

Instead of leaving 4' as per rule 8 in front either on theeast or south she had left only 2¼' and 3' respectively.

73/1763



As against 1/3 open space in the aggregate as under rule 24(3) which works to 200 sq.ft. she had left only 150 sq.ft. open. She had not provided the 10' of open space at the rear as under rule 24(1).

The site no doubt is of very limited extent and if the rules were to be strictly applied she will have practically no space available to be built upon. She is a poor agriculturist and has very little means to purchase adjecent sites to avoid the objections. My predecessor in his observation dated 18-10-40 is of the opinion that it is a hard case deserving exemption.

The construction is made in a locality which is not important on traffic or business considerations.

The council taking into account all these considerations have resolved to recommend in C.R.No.662 dated 12-12-40 to Government for exemption from the operation of the building rules as under rule 108 A of G.O.No.3942 P.H. dated 28-10-39. (Municipal Cap 36 File)

I request that the Government will be pleased to issue orders. The file of papers containing 48 pages with site and building plans are submitted herewith.

Commissioner. 3.3.41

T.S.P.1/3-

E & P-H. (E) Dept

Endt. No. 8682-1H dated 17.3.41

Referred to the Director of Town Planning for remarks.

13.3.41

16/3

To The Director of Town Planning
The A.T.P. (with C.F. in original and the municipal file, to be returned with reply.)

C.F. 32.

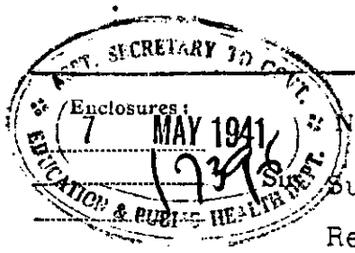
Town Planning Department

From (Name) Sri Rao Bahadur S.G.Grubb, B.A.,
Designation Ex-Officio Director of Town Planning,
Station Madras.

Received ..... Registered .....

To

The Secretary to Government,
Education & Public Health Department.




Enclosures: 7

No. 1271 dated 5th May, 1941.

Sub: Hospet--Building--11/2903--Ukkadakeri Sannaki Durgavva - Exemption - Rules 8 and 24.
Ref: Govt.Memo.8682-1 H.,dated 17-3-41 forwarding for remarks Commissioner's letter No.596/39-D1 dated 14-2-41.

Resubmitted.

The case relates to the construction of a new pucka building in a site which had originally a mud building and a shed. Th construction is stated to offend rules 8 and 24 of the building rules.

2. The site abuts on a narrow street of 17' width in front, a lane of 6' width in the rear, a vanka (channel) on one of its sides. The dimensions of the site are 21'3" x 29'6". The only open space left about the building are 3' on the south side and 2'3" on the east abutting the street in front. No rear space ha been left and more than 2/3 of site is built up. Besides rules 8 & 24 other rules also are contravened. The rooms on the north west and south-east do not comply with the minimum requirements of floor area, rule 29(a). Ventilation of the building is also defective and therefore rule 30 is not complied with.

3. The building will not also comply with the new draft rules for non-extension areas (G.O.No.1854 P.H., dated 4-5-40) in the following respects.-

i) There is no 24' front open space including street as required by rule 10(1)(a);
ii) There is no open space in the rear and therefore the requirements of rules 10(3)(a) and 10(3)(b) are not satisfied;
iii) 1/3rd area of site has not been left open and therefore rule 10(3)(c) is not satisfied;
iv) Rooms are less than 80 sft.in area which is contrary to rule 11,
v) Ventilation is insufficient, the requirements of rule 12 not being satisfied.

The Commissioner in his reference points out that the site is of limited extent and if the rules are to be strictly enforced, the party will have no space in the site to build and that she being poor will be unable to purchase adjacent

sites to satisfy the requirements of the Rules.

The only extenuating circumstances are the poverty of the party and the impossibility ~~of~~ securing adjacent site to comply with rules as the site is surrounded by a street, channel and a lane on the three sides and a private building on the fourth side. The building may perhaps be exempted from rules 8 and 24 and also rule 29(a) subject to -

i) the room 4'6" x 9' on the north-west corner (marked A in the building ground floor plan attached to the municipal file) being removed and the space covered by it kept as open space,

ii) A window being provided in the wall on the west side of the Hall to open space to be left under condition (i) above,

iii) the building being occupied by only one family.

. Ronpanham.
for Ex-Officio Director of
Town Planning, Madras.

ve.5-5.

~~with~~ 1' ~~to~~ built control ~~to~~ and ~~the strip~~ will be the concession cancelled if it is proved they are not.

C.F. 16.

102/1715 Date. Initials.

**DRAFT FOR APPROVAL,**

SUBJECT :— Building Rules Hospet Town Ty — Building of Sannaki Dingavva — Exemptions from the Rules — granted subject to conditions

When received for fair copying ..
When copied ..
When examined..
When signed ..
When despatched.

11/5/15

READ AGAIN ....., dated ..... 19
" " ..... " ..... 19

READ *ALSO* :—

No. 1582 From the Town Hospet No. 596/38-D dated 4/2/41 19

" " " D.O. " 127 " 19 5/41

Order Ms. Resolution Rout. No. 2064, dated 17-5T-1941

15/5/15.

Under Rule 108A of the Building Rules published with Govt. Notn. 1621 D.D. dated the 30th July 1932 the Govt. exempts as a special case the Building belonging to Sannaki Dingavva in Ward II of the Hospet Town by from the operation of rules 21 and 23(a) of the Rules subject to the following conditions :—

(i) That the rooms G'd

X 9' on the North Western
Corner (marked A in the
building form floor plan
attached to the Municipal
(T/c) scrip removed and
the space covered by it kept
as open space —

(ii) That a window is provided
in the wall on the West
side of the Hall to open
on space to be left under
condition (i) above —

(iii) that the building is
occupied by only one family —

size:

WS
15/5

Letter, 0.5 in 1

Dft with mark
by
28/5

The owner
Handed him
this & the
(with tel. fig.

Note:
— Draft order in
accordance with D T.S.'s
recommendations for Jt. Mtg. —

D T.S.